



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens

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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: September 18, 2006

SUBJECT: **Agenda Item X: Consideration of resolution authorizing the acquisition of properties in Chapter 8 Agreement Number 2533 using in lieu fee mitigation funds, Big Rock Wash area, Antelope Valley, Palmdale.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing the acquisition of properties in Chapter 8 Agreement Number 2533 in Palmdale using in lieu fee mitigation funds.

Background: The Mountains Recreation and Conservation Authority (MRCA) commonly enters into Chapter 8 Agreements with Los Angeles County to acquire tax defaulted properties. The MRCA has acquired over 1,500 acres through this process.

The County has provided an Agreement to sign. Chapter 8 Agreement Number 2533 contains 6 parcels totaling 12.70 acres in the City of Palmdale. In order for the County Treasurer and Tax Collector to finalize these agreements, the MRCA must provide a resolution authorizing the acquisition of the parcels.

Agreement Number 2533

APN	Acreage	Location	Price
3028-018-023	2.50	Big Rock Wash, Antelope Valley	\$14,618
3028-018-064	2.50	Big Rock Wash, Antelope Valley	\$5,273
3078-001-045	1.25	Near Rock Creek, Antelope Valley	\$6,038
3078-023-035	2.50	Near Rock Creek, Antelope Valley	\$11,566
3079-007-017	1.45	Near Rock Creek, Antelope Valley	\$4,338

3372-022-003	2.50	Near Rock Creek, Antelope Valley	\$10,886
Totals	12.70		\$52,719

The table above details the parcel, its size, general location, and current cost to the MRCA. This cost estimate does not include the fees that could be as much as \$3,000, bringing the total cost to the area of \$55,000. The cost estimate is projected through March 2007. Unfortunately, the cost of the parcel increases substantially every year as penalties and back taxes increase. That rate of increase is approximately 1.5 percent per month. An attached aerial photograph shows the parcel boundaries.

All of the six parcels are located in major alluvial washes that descend from the San Gabriel Mountains onto the floor of the Antelope Valley. APNs 3028-018-023 and 3028-018-064 are located in the Big Rock Was Significant Ecological Area. Most in lieu fees made available to the MRCA for the Antelope Valley could be used for each of these parcels.